



8 MOORFIELD GROVE

LEEDS, LS12 3RY

£130,000
FREEHOLD

Located in the popular area of Armley, this spacious two-bedroom mid-terrace home is ideal for first-time buyers and investors alike. Offering a generous lounge, modern fitted kitchen, cellar storage and two well-proportioned double bedrooms, the property also benefits from gas central heating and double glazing throughout. With excellent transport links and easy access to Leeds City Centre, this well-presented home combines comfortable living with superb convenience.

MONROE

SELLERS OF THE FINEST HOMES

8 MOORFIELD GROVE

- 2 Bedrooms • Recently Renovated • Easy Access into City Centre & Motorways • Vacant Possession • 7 % Net Yield • Cellar • On Street Parking • Good Transport Links • Nicely Finished • Call the office for a viewing



Spacious Two Bedroom Mid-Terrace Home – Armley

Situated in the popular residential area of Armley, this spacious and well-presented two-bedroom mid-terrace property offers an excellent opportunity for both investors and first-time buyers alike. Ideally located just a short distance from Leeds City Centre and benefiting from superb motorway links nearby, the home perfectly combines everyday convenience with comfortable living.

The ground floor features a generous lounge, offering ample space for relaxing and entertaining guests. To the rear of the property is a recently upgraded modern kitchen, fitted with contemporary units and worktops, along with integrated cooking appliances. The kitchen also provides access to a useful cellar, ideal for additional storage.

To the first floor, there is a spacious double bedroom and a modern house bathroom fitted with a white suite and shower over the bath. A further large double bedroom occupies the second floor, enjoying excellent natural light and generous proportions, creating a bright and airy retreat.

Externally, the property benefits from on-street parking and is conveniently positioned within easy reach of local shops, schools, cafés and green spaces. The excellent transport links and close proximity to Leeds

City Centre make this an ideal base for commuters.

Additional benefits include gas central heating and double glazing throughout and a new Front Door

ENVIRONS

Located just a short walk from Leeds town centre and its range of amenities, the property also offers excellent transport links, with the motorway network around 1.5 miles away and Leeds city centre literally on the doorstep.

REASONS TO BUY

- Large Living Room
- Great Investment
- Scope to add value
- Would suite a first time buyer
- Walking distance to Armley Town Street
- Well Maintained
- Just been Painted throughout & all carpets replaced

TENURE

We are advised that the property is Freehold and vacant possession will be granted upon completion

LOCAL AUTHORITY

Leeds City Council

Early viewing is highly recommended to fully appreciate

the space, location and investment potential this fantastic home has to offer. Contact our office today to arrange your viewing on 0113 3500866.

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ADDITIONAL INFORMATION

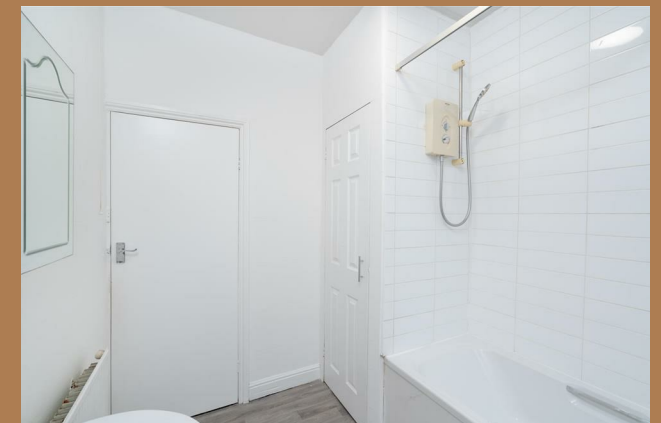
Local Authority – Leeds City Council

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 688.00 sq ft

Tenure – Freehold

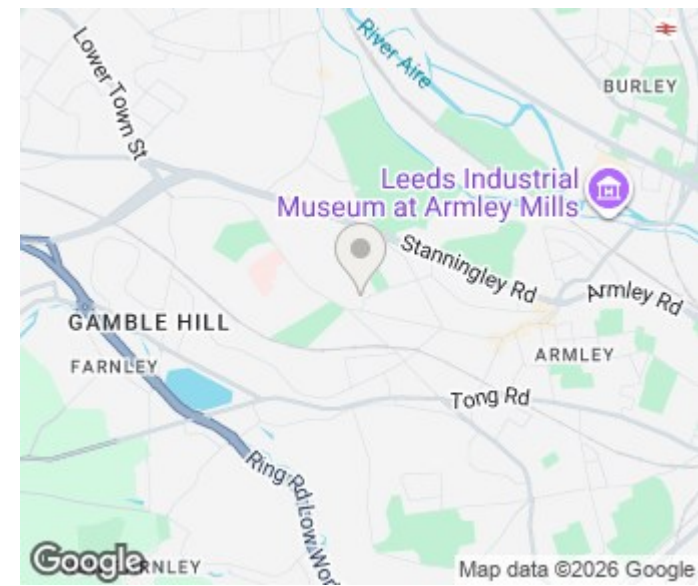




Approx. Gross Internal Floor Area 821 sq. ft / 76.26 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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